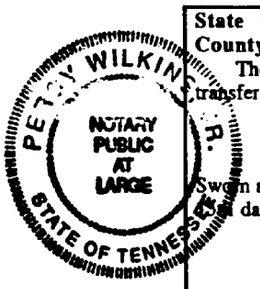
PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30475)



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 93000.00

Penelope S. TeSelle
Affiant

Sworn and subscribed before me this 12th day of October, 1990.

Notary Public

My Comm. Expires: 9/2/92

ADDRESS NEW OWNER:
Jim R. Peatman
4907 Park Avenue
Nashville, Tennessee 37209

MORTGAGEE:
First Republic Mortgage Corporation
2090 Hewitt Avenue, St. 104
Kettering, Ohio 45440

MAP-PARCEL NUMBERS
12W 1005 91-15-267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary Oglander and spouse, Eva Oglander,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jim R. Peatman and Penelope S. TeSelle,** as Joint Tenants, with rights of survivorship hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being described as follows:

Beginning on the southerly margin of Park Avenue (formerly First Avenue), 100 feet easterly from the easterly margin of 50th Avenue North (formerly 9th Street) as shown on the Plan of the Charlotte Park Company's First Addition of record in Book 57, page 103, said Register's Office; thence with the southerly margin of Park Avenue; easterly 57 1/2 feet to C.L. McDonnell's northwest corner; thence with his westerly line, southerly 150 feet to the northerly margin of a proposed alley; thence with said proposed alley, westerly 57 1/2 feet; thence northerly 150 feet to the point of beginning.

BEING the same property conveyed to Gary Oglander and wife, Eva Oglander by deed from Jane Coates, unmarried of record in Book 7097, page 410, Register's Office for Davidson County, Tennessee.

65673

IDENTIF. TREFERENCE

OCT 18 11 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1113 10/18 0101 03CHECK 313.90

This is improved property, known as: 4907 Park Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of October, 1990.

Gary Oglander

Eva Oglander
Eva Oglander

State of Illinois
County of Cook

On this 12th day of October, 1990, before me the undersigned authority, personally appeared Gary Oglander and Eva Oglander, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

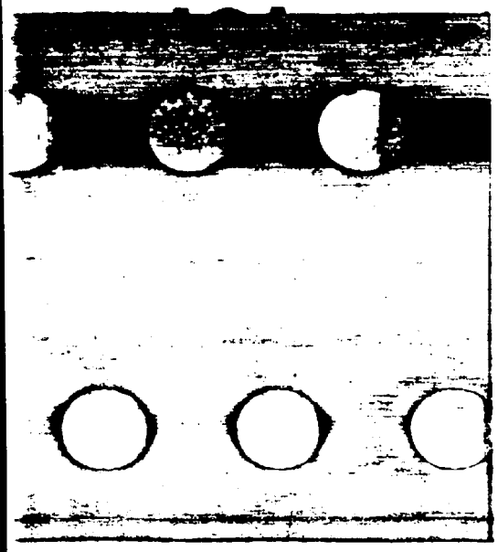
My Commission Expires: 9-6-92

Notary Public
Elizabeth A. Heun
Cook County
Notary Public, State of Illinois
My Commission Expires 9/6/92

W & I 12/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



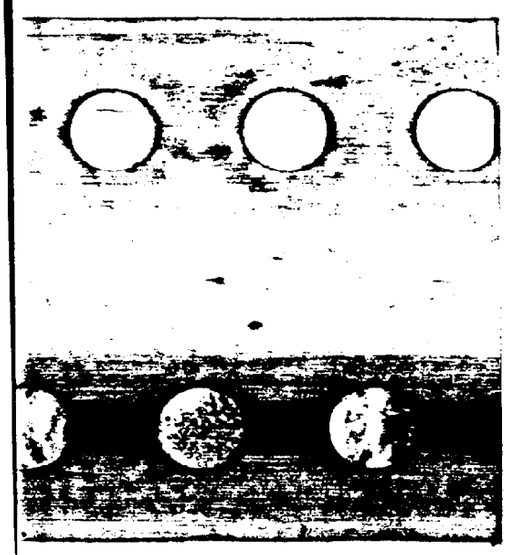
RECEIVED OF _____

FOR _____

BOOK 8219 PAGE 367

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	93000.00
CON TX	306.90
PRFEE	1.00
WDEED	6.00
TOTAL	313.90
CHECK	313.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/18/90 01 11:02 0001 1113

6567 3

IDENTIF. TREFERENCE

OCT 18 11 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365299